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VILLAGE OF BARRINGTON

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ORDINANCE NO. 04-3180

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN  
OF THE VILLAGE OF BARRINGTON

(RE: AMENDMENTS TO THE BARRINGTON SUBDIVISION REGULATIONS  
RELATIVE TO  
THE DEDICATION OF SCHOOL SITES, PARK LANDS, AND LIBRARY LANDS,  
OR PAYMENT OF CASH CONTRIBUTIONS IN LIEU THEREOF,  
AND FIRE/RESCUE/EMS CAPITAL FACILITIES CONTRIBUTIONS)

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ADOPTED BY THE CORPORATE AUTHORITIES OF THE  
VILLAGE OF BARRINGTON, ILLINOIS

THIS 13<sup>th</sup> DAY OF September, 2004

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Published in pamphlet form by authority of the Corporate Authorities of the Village of  
Barrington, Cook and Lake Counties, Illinois, this 16<sup>th</sup> day of September, 2004.

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN  
OF THE VILLAGE OF BARRINGTON

(RE: AMENDMENTS TO THE BARRINGTON SUBDIVISION REGULATIONS  
RELATIVE TO  
THE DEDICATION OF SCHOOL SITES, PARK LANDS, AND LIBRARY LANDS,  
OR PAYMENT OF CASH CONTRIBUTIONS IN LIEU THEREOF,  
AND FIRE/RESCUE/EMS CAPITAL FACILITIES CONTRIBUTIONS)

WHEREAS, on or about March 20, 2000 the Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois (sometimes hereinafter referred to as the "Village") amended and restated in its entirety the Official Comprehensive Plan of the Village; and

WHEREAS, the said Subdivision Regulations of the Village of Barrington (originally adopted by Village of Barrington Ordinance No. 1341), as they have been amended from time to time, have previously been incorporated into said Official Comprehensive Plan; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety and welfare of its citizens; and

WHEREAS, the Village anticipates a population increase due to the subdivision and planned development of vacant land within the jurisdiction of the Village; and

WHEREAS, a healthful, productive community life depends in part on the availability of recreational park space; and

WHEREAS, the public interest, convenience, health, welfare and safety requires the establishment of additional school sites serving the new residents of the Village; and

WHEREAS, the public interest, convenience, health, welfare and safety requires the establishment of additional library facilities and sites to provide adequate educational, cultural and recreational services to the new residents of the Village; and

WHEREAS, the public interest, convenience, health, welfare and safety requires the establishment of additional fire protection facilities and sites serving the new residents of the Village in order to adequately serve and protect them; and

WHEREAS, demographic studies of the residential portions of a proposed subdivision or planned development can be readily and scientifically conducted to estimate the number of elementary and secondary school-age children and adults to be generated therefrom and provide data by which the required dedications of land specifically and uniquely attributable to the activity of the subdivider-developer and the proposed subdivision or planned development may be calculated; and

WHEREAS, it has been found and determined that the provisions and locations of park, recreation and school sites to serve the immediate and future needs of residents and children of each new subdivision or planned development are just as essential to proper land development, and to that end, the Village has determined that the dedication of land for park, recreation, and school sites or cash contributions in lieu of actual land dedication (when the latter is deemed impractical) or a combination of both shall be required of each subdivider or developer of a planned development; and

WHEREAS, it has been found and determined that the provisions and locations of fire/rescue and library sites and services to serve the immediate and future needs of residents of each new subdivision or planned development are essential to proper land development, and to that end, the Village has determined that the dedication of land for such purposes or cash contributions in lieu of actual land dedication (when the latter is deemed impractical) or a combination of both shall be required of each subdivider or developer of a planned development; and

WHEREAS, the Village of Barrington has approved Resolution No. 03-2810 on February 24, 2003 establishing a policy to provide for impact fees in annexations made pursuant to annexation agreements; and

WHEREAS, BACOG sent member organizations a memorandum on March 24, 2004 which made certain recommendations regarding the administration of an impact fee program; and

WHEREAS, the Plan Commission on July 27, 2004 after due publication of notice as required by law, held a public hearing and did review the proposed amendments to the Barrington Subdivision Regulations relative to the dedication of school sites, park lands, and library lands, or payment of cash contributions in lieu thereof, and fire/rescue/EMS capital facilities contributions and has forwarded its recommendations to the Corporate Authorities of the Village; and

WHEREAS, after due publication of notice as required by law, the Corporate Authorities of the Village held a public hearing on August 9, 2004 on the proposed amendments to the Village's Official Comprehensive Plan, and the Subdivision Regulations which are part thereof, relative to the dedication of school sites, park lands, and library lands, or payment of cash contributions in lieu thereof, and fire/rescue/EMS capital facilities contributions and has forwarded its recommendations to the Corporate Authorities of the Village, including the recommendations made with respect thereto by the Plan Commission; and

WHEREAS, the Corporate Authorities of this Village have given due consideration and deliberation to the said Plan Commission recommendations and to the information and matters provided in the Public Hearing and as a result thereof find that certain revisions and amendments to the Official Comprehensive Plan and the Subdivision Regulations which are part thereof, relative to the dedication of school sites, park lands, and library lands, or payment of cash contributions in lieu thereof, and fire/rescue/EMS capital facilities contributions, as hereinafter set forth are in the best interests of the public health, safety and welfare of the Village of Barrington and its residents:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the

Village of Barrington, Cook and Lake Counties, Illinois, as follows:

SECTION 1: The President and Board of Trustees find that the facts as stated in the preamble of this Ordinance are true and correct and adopt the same as their findings the same as if they were set out herein in their entirety.

SECTION 2: The Village of Barrington Official Comprehensive Plan, Ordinance No. 00-2853, as subsequently amended from time to time, is hereby further amended as follows: The Subdivision Regulations of the Village of Barrington, as originally adopted by Village of Barrington Ordinance No. 1341 on December 9, 1974, and thereafter amended from time to time, are hereby incorporated by reference into said Village of Barrington Official Comprehensive Plan, and said Section VIII, "REQUIRED LAND IMPROVEMENTS", Paragraph K "THE DEDICATION OF SCHOOL SITES, PARK LANDS, AND LIBRARY LANDS, OR PAYMENT OF CASH CONTRIBUTIONS IN LIEU THEREOF, AND FIRE/RESCUE/EMS CAPITAL FACILITIES CONTRIBUTIONS", of said Subdivision Regulations, which have hereby been made part of the Official Comprehensive Plan of the Village of Barrington, is hereby amended to provide as follows: and entitled, "

"K. DEDICATION OF SCHOOL SITES, PARK, FIRE/RESCUE AND LIBRARY LANDS OR CASH CONTRIBUTIONS IN LIEU THEREOF

- K-1 Legislative Intent
- K-2 Criteria for Requiring School Site Dedications
- K-3 Criteria for Requiring Park and Recreational Land Dedications
- K-4 Fire/Rescue Capital Facilities Contributions and Site Dedication
- K-5 Criteria for Requiring Library Site Dedication
- K-6 Criteria for Requiring a Cash Contribution in Lieu of Dedication of School, Park, Library and Fire/Rescue Sites
- K-7 Consumer Price Index
- K-8 Density Formula
- K-9 Reservation of Additional Lane
- K-10 Combining with Adjoining Developments
- K-11 Topography and Grading
- K-12 Improved Sites
- K-13 Environmental Risk Audit
- K-14 Suitability of Soils at Site
- K-15 Title Insurance, Survey, Assessment Plats
- K-16 Real Estate Tax Escrow
- K-17 Objections
- K-18 Condition to Annexation
- K-19 Indemnification
- K-20 Distribution
- K-21 Needs Assessment; Land and Capital Facilities Acquisition Plan
- K-22 Time of Payment
- K-23 Miscellaneous

K-1. Legislative Intent: As a condition of approval of a final plat of subdivision or of a final plat of a planned development, each subdivider or developer shall be required to dedicate land for library, park, recreational, fire/rescue and school purposes to serve the immediate and future needs of the residents of the development, or shall be required to make a cash

contribution in lieu of actual land dedication, or a combination of both, at the option of the Village with the concurrence of the affected district or districts, which concurrence shall be obtained in writing. However, the Village shall have the final decision making power in this regard. Land dedication sites may be made to the Village or to the applicable district at the discretion of the Village Board. The dedications and cash contributions required hereunder shall be made in accordance with the criteria and formulas herein.

K-2. Criteria for Requiring School Site Dedications:

- a. Requirement and Population Ratio: The ultimate number of students to be generated by a subdivision or planned development shall bear directly on the amount of land required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of (a) estimated children to be served in each such school classification over the (b) maximum recommended number of students to be served in each such school classification as stated herein, and then applying such ratio to (c) the appropriate number of acres for a school site of each such school classification as stated herein. The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increase in number of students for each such school classification.
- b. School Classifications and Size of School Site: These requirements for acreage are based upon a review of available data studies and literature on the subject, including but not limited to, information provided by the State Superintendent of Education and the unique characteristics of the Village, including its general rural character and open spaces, and the desire of the residents to maintain this character and open space in future school sites. These requirements for acreage shall be presumed as the appropriate acreage requirements and shall be used in calculating any cash in lieu of land dedication herein unless timely objected to as provided herein. Objections to these acreage requirements for any particular development shall be made in accordance with Subparagraph K-17 herein to the Plan Commission. Failure to timely object to these acreage requirements in accordance with Subparagraph K-17 herein shall thereafter waive any right to raise an objection at a later time.

School classifications and size of school sites within the Village shall be determined in accordance with the following criteria:

SCHOOL DISTRICT 95		
School Classification by Grades	Maximum Number of Students for Each Such School Classification	Appropriate Number of Acres of Land for Each School Site of Such Classification
Elementary Schools, Grades kindergarten through 5 <sup>th</sup> or 6 <sup>th</sup>	600 students	11 acres
Junior high schools, grades 6 <sup>th</sup> through 8 <sup>th</sup> or 7 <sup>th</sup> and 8 <sup>th</sup>	900 students	29 acres
High schools, grades 9 <sup>th</sup> through 12 <sup>th</sup>	1,500 students	45 acres

SCHOOL DISTRICT 220		
School Classification by Grades	Maximum Number of Students for Each Such School Classification	Appropriate Number of Acres of Land for Each School Site of Such Classification
Elementary Schools, Grades kindergarten through 5 <sup>th</sup> or 6 <sup>th</sup>	500 students	15 acres
Junior high schools, grades 6 <sup>th</sup> through 8 <sup>th</sup> or 7 <sup>th</sup> and 8 <sup>th</sup>	800 students	25 acres
High schools, grades 9 <sup>th</sup> through 12 <sup>th</sup>	2,500 students 500 (addn. only) 3,000 students total	72 acres 15 acres adjacent to present High School 87 acres total

SCHOOL DISTRICT 300		
School Classification by Grades	Maximum Number of Students for Each Such School Classification	Appropriate Number of Acres of Land for Each School Site of Such Classification
Elementary Schools, Grades kindergarten through 5 <sup>th</sup> or 6 <sup>th</sup>	600 students	15 acres
Junior high schools, grades 6 <sup>th</sup> through 8 <sup>th</sup> or 7 <sup>th</sup> and 8 <sup>th</sup>	900 students	30 acres
High schools, grades 9 <sup>th</sup> through 12 <sup>th</sup>	1,800 students	60 acres

- c. Location: The Comprehensive School Plan and/or the standards adopted by the affected School District shall be used as a guideline in locating sites. School sites shall be located in the Village in accordance with plans heretofore or hereafter adopted by the school district. If the school district has not planned a school site within the Village or the proposed subdivision or planned development, or in the neighborhood in which such subdivision or planned development is located, the school site shall be so located as to be readily accessible to the greatest number of

children projected for such neighborhood.

K-3 Criteria for Requiring Park and Recreational Land Dedications:

- a. Suitability: The land for park and recreational dedications shall be suitable for the purpose for which it is intended. Land set aside by developers for parks, recreation and conservation purposes shall not be what has been "left over" after residential, commercial and industrial development.
- b. Requirement and Population Ratio: The ultimate density of a proposed development shall bear directly on the amount of land required for dedication for park and recreational purposes. The total requirement shall be 10 acres of land per 1,000 of ultimate population and may be allocated by the Village Board at its discretion based upon the following criteria:

Type of Recreation Area	Minimum Size	Park Acreage per 1,000 Persons
Play Lot	8,000 square feet	< 1
Neighborhood Park	3 acres	2 acres
Village-Wide Park for Active Sports	10 acres	4 acres
Village-Wide Community Park	15 acres	4 acres

These requirements for acreage are based upon a review of available data studies and literature on the subject, including but not limited to, the National Recreation and Park Association's *Recreation, Park and Open Space Standards and Guidelines, 1990*. These requirements shall be presumed as the appropriate acreage requirements and shall be used in calculating any cash in lieu of land dedication herein unless timely objected to as provided herein. Objections to these acreage requirements for any particular development shall be made in accordance with Subparagraph K-17 herein to the Plan Commission. Failure to timely object to these acreage requirements in accordance with Subparagraph K-17 herein shall thereafter waive any right to raise an objection at a later time.

- c. Location: The park and recreation plans as adopted by the Village's Comprehensive Plan shall be used as a guideline in locating sites. A central location that will serve equally the entire development or a location that is adjacent to existing park and recreational land is most desirable. In large developments, these sites can be located throughout the development according to established standards for park area distances.

K-4. Fire/Rescue Capital Facilities Contributions and Site Dedication:

- a. Requirement and Population Ratio: The development of new subdivisions and planned developments increases the demands upon the existing fire/rescue protection service provided by the Village in a proportionate

and ascertainable manner and create the need for additional fire/rescue, firehouse and training sites. Studies reveal the need to develop additional fire/rescue protection services. Therefore, as a condition of approval of a final plat of subdivision or of a final plat of a planned development, each developer or subdivider shall be required to dedicate land for fire/rescue facilities to serve the immediate and future needs of the residents of the development or shall be required to make a cash contribution in lieu of actual land dedication.

The ultimate density of a proposed development shall bear directly on the amount of land required for a fire/rescue site dedication. The Village hereby finds that the total requirement shall be 3 acres of land per 10,000 of ultimate population. This requirement is based upon a review of available data as well as the fire/rescue districts' own internal examination of fire/rescue utilization and needs.

This contribution and/or dedication is based upon a review of available data, studies and literature, including, but not limited to, the requirements of surrounding communities. They shall be presumed to be correct and accurate and shall be used in calculating cash contributions herein unless timely objected to as provided herein. Objections to this Subparagraph K-4 shall be made in accordance with Subparagraph K-17 herein. Failure to timely object to these requirements in strict accordance with Subparagraph K-17 herein shall thereafter waive any right to raise an objection at a later time.

The Fire/Rescue Capital Facilities Contribution shall be held in trust by the Village or other public body designated by the Village and shall be used for the purpose of providing additional facilities for municipal purposes. The Village may contract with other units of local government for the provision of fire/rescue services. Funds obtained pursuant to this Subparagraph K-4 may be transferred to those entities for the purpose of assisting in the provision of additional facilities which will benefit the Village.

- b. Location: The location of any new fire/rescue facility and/or training site shall be determined by the appropriate fire district in consultation with the Village.

#### K-5. CRITERIA FOR REQUIRING LIBRARY SITE DEDICATION:

- a. Requirement and Population Ratio: The ultimate density of a proposed development shall bear directly on the amount of land required for dedication. New development and increased population create greater demands for adequate and efficient library services to meet the educational, cultural and recreational needs of the citizenry. They create the need for additional library facilities. The Village hereby finds that the total requirement shall be 2.5 acres of land per 10,000 of ultimate population.



These requirements are based upon a review of available data, studies and literature on the subject, as well as the Library District's own internal examination of library utilization and needs. They shall be presumed as the appropriate acreage requirements and shall be used in calculating any cash in lieu of land contribution herein unless timely objected to as provided herein. Objections to these acreage requirements for any particular development shall be made in accordance with Subparagraph K-17 herein. Failure to timely object to these acreage requirements in accordance with Subparagraph K-17 herein shall thereafter waive any right to raise an objection at a later time.

- b. Location: The location of any new library facility shall be determined by the Library after consultation with the Village.

K-6. Criteria for Requiring a Cash Contribution in Lieu of Dedication of School, Park, Library and Fire/Rescue Sites: When the development is small and the resulting site is too small to be practical, or when the available land is inappropriate for park and recreational purposes or school, fire/rescue or library sites or is in conflict with the approved Comprehensive School Plan, the Village, with the concurrence of the affected district, shall require the subdivider or developer to pay a cash contribution in lieu of the land dedication.

The cash contribution in lieu of dedication of school sites shall be held in trust by the benefiting School District, or its designee, and shall be used solely for the acquisition of land for school sites to serve the immediate or future needs of children from that subdivision or development or for the expansion of any existing school site that already serves such needs, but not for the construction of school buildings or additions thereto unless agreed to otherwise by the subdivider or developer at the time of platting.

The cash contribution in lieu of park and recreation land dedication shall be held in trust by the benefiting Park District, or its designee, and shall be used solely for the acquisition of park and recreation land as classified above, which will be available to serve the immediate or future needs of the residents of that subdivision or development or for the expansion of other existing local park and recreation lands that already serve such needs or for any other lawful park purpose or for any park purpose agreed to by the subdivider or developer at the time of platting.

The cash contribution in lieu of a library site dedication shall be held in trust by the benefiting Library District or its designee, and shall be used for the acquisition of library land as required herein, which will be available to serve the immediate or future needs of the residents of that subdivision or development or for the expansion of existing or proposed library facilities that already serve or will serve such needs or for any other lawful purpose agreed to by the subdivider or developer at the time of platting.

The cash contribution in lieu of fire/rescue sites shall be held in trust by the Barrington Fire Department or other public body as designated by the Village and shall be used for the acquisition of land for fire/rescue facilities or training sites to serve the immediate and future needs of the residents of that subdivision or development or for the expansion of any other existing fire station or training site that already serves such needs or for any other lawful fire/rescue purpose agreed to by the subdivider or developer at the time of platting.

If any portion of a cash contribution in lieu of park and recreation or fire/rescue land

dedication or dedication of library and/or school sites is not expended for the purposes set forth herein within 13 years from the date of receipt, it shall be refunded by the entity holding the contribution to the record owner of the subdivided land at the time of the refund. If there is more than one record owner of the subdivided land or of the land that comprises the planned development, as applicable, such record owners shall share in the refund pro-rata based on the cash contributions originally paid by each property.

- a. **Fair Market Value:** The cash contributions in lieu of land shall be based on the "fair market value" of the acres of land in the area that otherwise would have been dedicated as park and recreation, library, fire rescue and school sites. The fair market value, on a per acre basis, shall assume, unless determined otherwise pursuant to this Paragraph K, that the land is zoned in a one-family dwelling residential zoning district subdivided with appropriate frontage on a dedicated street or road, has all appropriate utilities available, is improved as set forth in Subparagraph K-11 and K-12 herein, and is otherwise property capable of being used for residential development. Based upon a study of comparable real estate transactions, it has been determined that the present "fair market value" of such improved land in and surrounding the Village is, as of the effective date of this Paragraph K [Insert date after passage] as follows:
  - i. \$196,000.00 per acre for purposes of locating an elementary or junior high school.
  - ii. \$350,000.00 per acre for purposes of adding on to the existing high school.
  - iii. \$196,000.00 per acre for purposes of locating a park. (It should be noted that land suitable for park and recreational purposes may have a lesser value depending upon location, buildability, and whether the site is used as an active or passive park site.
  - iv. \$500,000.00 per acre for purposes of locating a fire station. (It should be noted that fire stations must be strategically located to maximize response time and have access to major arterial roads, and this fair market value reflects these considerations.)
  - v. \$350,000.00 per acre for purposes of locating and/or adding on to the existing Library. (It should be noted that an addition to the existing library would entail purchase of property adjoining the existing library. A second library must be strategically located to accommodate the maximum number of patrons, and in the tradition of the existing library, be on a major thoroughfare.)

These figures shall be adjusted by the Village Board from time to time with appropriate study and documentation. The "fair market value" as defined above shall be used in calculating any cash in lieu of land dedication herein unless timely objected to as provided in Subparagraph K-17 herein. Objections to the fair market value as defined above shall be made in accordance with Subparagraph K-17 to the Plan Commission. Failure to timely object to the "fair market value"

as defined above in accordance with Subparagraph K-17 herein shall thereafter waive any right to raise an objection at a later time.

- b. Criteria for Requiring Dedication and a Contribution: There will be situations in subdivisions or planned developments when a combination of land dedication and a cash contribution in lieu of land are both necessary. These occasions will arise when (a) only a portion of the land to be developed is proposed as the location for a library, park, fire/rescue or school site (that portion of the land within the subdivision falling within the library, park, fire/rescue or school location shall be dedicated as a site as stated above, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated); or (b) a major part of the local library, park, fire/rescue or school site has already been acquired by the particular district or Village and only a small portion of land is needed from the development to complete the site (the remaining portion shall be required by dedication, and a cash contribution in lieu thereof for the rest of the required land shall be required).

K-7. Consumer Price Index. The fair market value identified in Subparagraph K-6 above shall be subject to a "CPI Adjustment" which shall be calculated on January 1, 2004 and on the first day of January in each year thereafter. Annually, the fixed charge shall be adjusted to an amount equal to the fixed charge multiplied by a fraction, the numerator of which is the "All Items" Consumer Price Index for Urban Consumers (1982-84 = 100) for Chicago, Illinois, published by the United States Department of Labor's Bureau of Labor Statistics ("CPI") for the month of December preceding the year of adjustment and the denominator of which is the CPI for the month of December preceding the month of adjustment. If any index is calculated from a base different from the base period 1982-84 = 100, such index shall be converted to a base period of 1982-84 = 100 by use of a conversion factor supplied by said Bureau of Labor Statistics. If the CPI is discontinued or replaced, such other governmental Cost of Living Index or computation which replaces the CPI shall be used in order to obtain substantially the same result as would be obtained if the CPI had not been discontinued or replaced.

K-8. Density Formula: The *Table of Estimated Ultimate Population Per Dwelling Unit*, prepared by Illinois School Consulting Service/Associated Municipal Consultants, Inc., Naperville, Illinois, and as updated from time to time by the consulting firm contained in Exhibit C herein, constitutes projections of anticipated population density and is generally indicative of current and short-range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer pursuant to Subparagraph K-17 hereof.

A bedroom as used in this Paragraph K shall include any room which may be used for bedroom purposes, such as a den, study, loft or extra room located on any floor in a dwelling unit which may be convertible into a sleeping area and is not clearly identified for some other specific purpose such as a kitchen (one per unit), dining room (one per unit), living room (one per unit), bathroom(s) and family room (one per unit).

The most recent version of the *Table of Estimated Ultimate Population Per*

*Dwelling Unit* shall be used in calculating any cash in lieu of land dedication herein unless objected to as provided in Subparagraph K-17 herein. Objections to the *Table of Estimated Ultimate Population Per Dwelling Unit* shall be made in accordance with Subparagraph K-17 to the Plan Commission. Failure to object to the *Table of Estimated Ultimate Population Per Dwelling Unit* in accordance with Subparagraph K-17 shall thereafter waive any right to raise an objection at a later time.

In the event a subdivider or developer files a written objection to the *Table of Estimated Ultimate Population Per Dwelling Unit* listed above, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision or planned development, and in that event final determination of the density formula shall be made in accordance with Subparagraph K-8 hereof.

K-9. Reservation of Additional Land: When the Comprehensive Plan or the standards of the Village call for a larger amount of park and recreational land or library or school sites in a particular subdivision or planned development than the developer is required to dedicate pursuant to this Paragraph K, the land needed beyond the developer's dedication shall be set aside and reserved by the developer for subsequent purchase by the Village (at a price determined at the time of reservation) or other public body designated by the Village, provided that such acquisition is made within five years from the date of approval of the final plat.

K-10. Combining with Adjoining Developments: Where appropriate, a public open space or a school site that is to be dedicated should, if possible, be combined with dedications from adjoining developments in order to produce usable recreation areas and/or school sites without undue hardship on a particular developer.

K-11. Topography and Grading: The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purpose. Wetlands and flood plains may be accepted for Village ownership and maintenance, but shall not serve as a credit toward the required park site dedication. Storm water detention areas shall not be accepted for Village ownership and maintenance, and the portion of a detention area designed to function primarily as a component of the Storm water control system shall not serve as a credit toward the required park site dedication. A park site shall be not less than one acre in area. The Village Board reserves the right, however, in its sole discretion, to accept in whole or in part, certain areas such as, but not limited to, tree massings, prairie remnants, high quality or unique wetlands, or other natural features as all or part of the required park site dedication in furtherance of open space preservation that may be unique to a given parcel or development. Wetlands, flood plains, detention areas, retention areas and areas of steep slope shall not be accepted as school, park, fire/rescue or library sites and shall not serve as a credit toward the required school, park, fire/rescue or library site cash contribution in lieu of land dedication.

In addition, the following site conditions and preparation standards shall be met:

a. Slope:

i. Should not vary greatly in appearance from existing and adjacent slopes;

- ii. Optimum slopes range from two percent minimum to five percent maximum. No less than two percent slope is acceptable under any circumstances;
- iii. Maximum allowable slope is 10 percent, except under special conditions where greater slopes are desirable to enhance the use of the site; and
- iv. On-site drainage patterns shall be designated and constructed to:
  - 1. Ensure flow toward swales; and
  - 2. Ensure drainage away from active areas.

b. Grading:

- i. Rough grading shall be completed at time of rough grading of adjacent contiguous area;
- ii. Grading shall comply with Village approved plans;
- iii. Subgrade shall be graded and compacted so it will parallel finished grade;
- iv. Subgrade material shall be loosened and fine graded to a depth of two to four inches. All stones over four inches in size, sticks, debris, rubbish and other foreign substances shall be removed; and
- v. Finished grades shall be uniform in slope between points for which elevations have been established.

c. Soils:

- i. Soils shall not differ from those naturally occurring;
- ii. Soils shall not offer any restriction to the ultimate use of the property;
- iii. Topsoil shall be spread evenly and lightly compacted to a minimum depth of six inches over the entire site;
- iv. Topsoil must be good, friable soils with good tillage and shall be without any admixture of subsoil, clay, gravel, stones, debris, refuse, sand or other subsurface elements;
- v. Topsoil shall not be placed in a muddy or frozen condition;
- vi. Topsoil shall contain no toxic substances which may be harmful to plant growth; and

- vii. Topsoil shall be spread no later than the placement of topsoil on the first lot adjacent to the site.

d. Seeding:

- i. All proposed library, park and recreational and school sites shall be seeded and an acceptable stand of grass or vegetation established prior to dedication of the area to the Village;
- ii. Village-approved ground covers and grasses shall be used for all park and recreational areas suitable for the nature of the activity planned to occur thereon;
- iii. Seeding shall be completed during the fall or spring planting times, depending upon the recommended seed planting specifications;
- iv. Seeding shall be on moderately dry soil on a seed bed which will easily accept and nurture germination of seeds;
- v. Seeding shall be watered sufficiently so that the vegetation becomes reasonably established; and
- vi. The developer shall be responsible for making necessary reparations to the site caused by erosion or other damage. Reparations shall be completed prior to acceptance of the site.

K-12. Improved Sites: All sites shall be dedicated in a condition ready for full service of electricity, natural gas, telephone and cable television, and streets (including enclosed drainage and curb and gutter, where applicable), as applicable to the location of the site, and shall otherwise comply with the requirements of the Village ordinances and codes. The landscaping normally included within the definition of "improved" sites under said ordinances and codes may be deleted due to the delay time between dedication of any such school site and the construction of school facilities thereon, except for groundcover as required in Subparagraph K-11(a) hereof. The site shall have direct access to a fully improved street across at least 20 percent of the distance of its perimeter. School and park sites should ideally be accessible by a bicycle/pedestrian trail, and any such access route onto the property shall be at least 25 feet wide. Such access routes should normally be dedications and not easements, depending on which entity of government is to be responsible for said routes. Any vehicular access route leading to or on the site shall be of sufficient size and good geometry to properly accommodate vehicles that will access and traverse the site, including but not limited to good principles of traffic circulation, accommodation of one-way and/or two-way drives for school buses, separation of bus traffic from passenger automobile traffic, bus drop-off areas separate from publicly-dedicated streets, guest and employee parking areas, and the like. Such off-street access routes, drives, drop-offs and parking areas will not be dedicated rights-of-way and shall be the responsibility of the owner of the site to maintain.

K-13. Environmental Risk Audit: Prior to the conveyance of any land to the Village, library district, park district, fire protection district or school district, the intended grantee shall

be furnished with an environmental risk audit prepared by an environmental professional meeting the minimum requirements of 415 ILCS 5/22.2(j)(6)(E)(iii), certified to and acceptable to the grantee, assuring the grantee that there are no hazardous substance(s) (as defined hereinafter) on, under, to or from the land. Said environmental audit shall be what is commonly referred to as a Phase I Environmental Audit, which shall meet the minimum requirements for a pre-acquisition audit as set forth in 415 ILCS 5/22.2(j)(6)(E)(iii)(v).

In the event the Phase I Environmental Audit does not conclude there is no presence or likely presence of a release or substantial threat of a release of hazardous substance(s) or pesticide on, under, to or from the land, the grantee shall furnish a Phase II Environmental Audit as set forth in 415 ILCS 5/22.2(j)(6)(E)(iii)(vi), including a soil toxicity analysis and recommendation from said environmental professional, meeting the minimum requirements of 415 ILCS 5/22.2(j)(6)(E)(iii), which concludes that there is no presence or likely presence of a release or substantial threat of a release of hazardous substance(s) on, under, to or from the land, and certifying that, in the judgment of said environmental professional, there is no reasonable probability that the land contains any hazardous substance(s) in violation of any federal or state environmental standards.

In the event said Phase II Environmental Audit and/or soil toxicity analysis discloses the presence or likely presence of a release or a substantial threat of a release of any hazardous substance(s) at, on, under, to or from the land to be conveyed, the grantor shall first cause all such hazardous substance(s) to be removed at its sole cost and expense in accordance with all federal, state and local environmental laws, rules and regulations and furnish the intended grantee with a "No Further Remediation Letter" from the governmental agencies having jurisdiction over the clean up prior to conveyance of any of the land to the intended grantee.

Prior to the conveyance of the land, the subdivider or developer, as the case may be, and the owner of the land to be conveyed, shall execute and deliver to the intended grantee an Environmental Indemnification Agreement, which form has been approved by the Village Attorney, agreeing to defend, indemnify and hold the Village, its corporate authorities, officers, officials, employees, agents, successors and assigns, and the school district, as the case may be, and its respective officers, officials, employees, agents, successors and assigns, harmless from and against any and all liability, claims, damages, causes of action and expenses arising out of the presence of any hazardous substance(s) in, under or upon said land to be conveyed prior to the date of conveyance.

Hazardous substance(s) includes without limitation:

- a. Those substances included in the definitions of hazardous substances, extremely hazardous substances, hazardous materials, toxic substances, toxic chemicals, toxic wastes, hazardous chemicals, hazardous wastes, solid waste and pesticides in CERLA, SARA, RCRA, HSWA, TSCA, OSHA, FWPCE, Illinois Pesticides Act (415 ILCS 60/1 et seq.), Illinois Responsible Property Transfer Act (765 ILCS 90/1 et seq.) and the Illinois Hazardous Materials Transportation Act (430 ILCS 30/1 et seq.), 49 U.S.C. Section 1801 et seq., as amended, and as they may be amended in the future, and in the regulations promulgated pursuant to said laws.

- b. Those substances defined in Section 1003 of the Illinois Environmental Protection Act and in the regulations promulgated pursuant to said act or other Illinois laws pertaining thereto.
- c. Those substances listed in the U.S. Department of Transportation Table (49 CFR 172.101 and amendments thereto) or by the Environmental Protection Agency (or any successor agency) as hazardous substances (40 CFR Part 302 and amendments thereto).
- d. Such other substances, materials and wastes which are to become regulated under applicable local, state or federal law, or which are classified as hazardous or toxic under federal, state or local laws, ordinances or regulations.
- e. Any material waste or substance which is (a) asbestos, (b) polychlorinated biphenols, (c) designated as a hazardous substance pursuant to Section 311 of the Clean Water Act, 33 U.S.C. Section 1251 et seq. (33 U.S.C. Sec. 1321) or listed pursuant to Section 307 of the Clean Water Act (33 U.S.C. Sec. 1317, (d) explosives, or (e) radioactive materials.
- f. For purposes of this Paragraph K, hazardous substances shall include petroleum or its byproducts as regulated under RCRA and any applicable state law or regulations.

K-14. Suitability of Soils at Site: The subdivider or developer, at its own cost or expense, shall provide to the Village, library district, park district, fire protection district or school district soil boring data, soil compaction test results and such other engineering studies, data and information pertaining to the proposed school, library, fire/rescue or park and recreational site, which the Village, library district, park district, fire protection district or school district may request to enable it to determine the suitability of the proposed land dedication for library, fire/rescue or school sites or park and recreation purposes. The Village, library district, park district, fire protection district or school district shall have the right to reject any site which the Village, library district, park district, fire protection district or school district determines, in accordance with sound engineering practices, is not suitable for library site, fire/rescue site, park and recreational site or school site purposes.

K-15. Title Insurance, Survey, Assessment Plats: Each deed or other instrument conveying land to the Village, library district, park district, fire protection district or school district shall be accompanied by:

- a. A written commitment issued by a title insurer licensed to do business in the state to insure the grantee's title to such real estate in an amount equal to the value computed pursuant to Subparagraph K-6 herein, with extended coverage over the general exceptions to title and subject only to:
  - i. real estate taxes not yet due and payable,
  - ii. covenants, conditions and restrictions which do not prohibit the use of the subject property for library, school or park and



recreational use,

- ii. utility easements located within 20 feet of the boundary lines of the subject real estate (except where approved on the final engineering plans approved by the Village Engineer),
  - iv. drainage ditches, feeders and laterals.
  - v. underground pipe or other conduit, and
  - vi. acts done or suffered by or judgments against the grantees.
- b. A current ALTA boundary line survey, certified to the grantee by a licensed Illinois Land Surveyor to be in compliance with the American Land Survey Standards, showing no encroachments; and
  - c. Except in instances where the real estate is to be conveyed is a lot in a recorded subdivision, an assessment plat and tax division petition in a form acceptable to the appropriate Village authorities so the land to be conveyed can be assigned its own permanent real estate index number (PIN) for exemption purposes.

In addition, monuments must be established and the land staked immediately prior to dedication of the property. The subdivider or developer shall pay for the cost of the owner's title insurance in said amount, the ALTA survey, the assessment plat and any and all costs in connection with the tax division.

**K-16. Real Estate Tax Escrow:** The developer shall pay the general real estate taxes on the land not yet due and payable as of the date of transfer, and shall deposit a sum of money in escrow with the intended grantee's attorney or a title company licensed to do business in the State of Illinois, which is prorated as of the date of transfer on the basis of 110 percent of the tax assessor's latest assessed valuation, the latest known equalization factors and the latest known tax rate on the land. In the event the previous tax information or the previous tax bill includes other property, then the amount to be deposited in escrow shall be adjusted ratably based on the net acreage of the land compared to the net acreage of the other parcels covered by said tax bills. After the land has been divided for real estate tax purposes and has been conveyed to the intended grantee, the grantee shall proceed with due diligence to apply for a real estate tax exemption on the land.

**K-17. Objections:** All objections relating to acreage requirements, presumptions as to fair market value, the *Table of Estimated Ultimate Population Per Dwelling Unit* or any other application of this Subparagraph K-17 to a particular subdivision or planned development, shall first be referred to the Plan Commission for a hearing. An objection must be made, if at all, prior to the approval of the final plat of subdivision by the Village. A failure to object by such time shall constitute a waiver of the right to object to the provisions of this Subparagraph K-17. The procedure for a hearing before the Plan Commission shall be as follows:

- a. **Duties of the Plan Commission:** The Plan Commission shall serve in an advisory capacity and shall have the following duties:
  - i. Advise and assist the Village in resolving objections regarding

the *Table of Estimated Ultimate Population Per Dwelling Unit* in Subparagraph K-8, the size of the library, park, fire/rescue and school sites in Subparagraphs K-5, K-3, K-4, and K-2, respectively, the fair market value of the land used to calculate the cash contribution in Subparagraph K-6, or any other application of this Paragraph K to a particular subdivision or planned development.

2. The Village shall adopt procedural rules to be used by the Plan Commission in carrying out the duties imposed by this Paragraph K.
  - b. Information and Services to be Used: The Village shall make available to the Plan Commission all professional reports relating to the *Table of Estimated Ultimate Population Per Dwelling Unit*, the size of the library, fire/rescue, park and school sites and the fair market value of land used in calculating these cash contributions. The Plan Commission may also retain the services of professionals (attorneys, appraisers, statisticians, etc.) to assist in its review of issues raised by any objection.
  - c. Procedure for Resolving an Objection.
    - i. Upon receipt of an objection, the Village Manager shall place the same on the next regular meeting agenda of the Village Board. Thereafter the Village Board shall refer the objection to the Plan Commission and by resolution establish a hearing date.
    - ii. The Plan Commission shall provide public notice of the hearing date to consider the objection and shall notify affected library, fire protection, school and park districts by certified mail, return receipt requested, of the filing of the objection and of any hearing regarding same.
    - iii. The Objector shall publish notice of the hearing date once each week for three consecutive weeks, at least 30 days before but no more than 60 days before the scheduled date of the hearing. Notice shall be published in a newspaper of general circulation within the corporate limits of the Village. The notice of public hearing shall not appear in the part of the paper where legal notices or classified ads appear. The notice shall not be smaller than one-quarter page of a standard size or tabloid-size newspaper. The objector shall send a copy of said notice to any person who has requested said notice by certified mail (stamped at a U.S. Postal Service facility showing the date of mailing) at least 30 days prior to the hearing date.
    - iv. The notice shall contain all of the following information:
      - (a) The headline shall read: "NOTICE OF PUBLIC HEARING ON OBJECTION TO APPLICATION OF

IMPACT FEE ORDINANCE REQUIRING THE DEDICATION OF PARK LANDS, LIBRARY SITES, FIRE/RESCUE SITES OR SCHOOL SITES OR PAYMENT OF THE CASH CONTRIBUTIONS IN LIEU THEREOF".

- (b) The date, time and location of the public hearing.
  - (c) A statement that the purpose of the hearing is to consider the objection to a component of the application of the Impact Fee Ordinance requiring the dedication of park lands, library sites, school sites, or fire/rescue sites, or calculation of cash in lieu thereof.
  - (d) A general description of the parcel(s), service area or areas within the Village that are the subject of the hearing.
  - (e) A statement that the Village shall make available to the public, upon request, an easily understandable and detailed map of the parcel(s), service area or areas to which the Impact Fee Ordinance applies, and any other available information about the objection.
  - (f) A statement that any member of the public affected by the Impact Fee Ordinance or the parcel(s) or service area shall have the right to appear at the public hearing and present testimony and/or evidence in support of or against the objection.
- v. A public hearing shall be held for the consideration of the objection. In addition to the Village, any affected library district, school district, park district and fire/rescue provider shall be allowed to participate in such hearing as a party thereto to present evidence, cross-examine witnesses and make arguments to the Plan Commission regarding the issues raised in the objection. The Plan Commission shall make a recommendation to adopt, reject in whole or in part, or modify the objection presented at the hearing, by written report to the Village, within 60 days after the hearing. The Village shall then have at least 60 but not more than 120 days to approve, disapprove or modify, by ordinance or resolution, the findings in this Impact Fee Ordinance as it pertains to the development in question.

- d. Costs and Fees: The objector shall pay an appeal fee of \$350 to cover the cost of scheduling the public hearing.

K-18. Condition to Annexation: The dedications of land or cash contributions in lieu thereof required by this Paragraph shall also be required as a condition to the

annexation of any land to the Village, and provisions therefore shall at a minimum be incorporated in any annexation or pre-annexation agreement governing such land. However, the Village reserves the right to negotiate dedications of land or cash contributions in lieu of land or a combination thereof greater than those set forth herein.

K-19. Indemnification: As a condition to the Village distributing land dedications and/or cash contributions in lieu thereof, the appropriate district shall execute an indemnification agreement in the form set forth in Exhibit A to this Paragraph K. No dedication of land or cash contributions in lieu thereof shall be required unless:

- a. Executed indemnity agreements are on file with the Village of Barrington for said dedication;
- b. Land and Capital Facilities Plan and a Needs Assessment Plan are on file with the Village of Barrington;
- c. Demographic Data described in paragraph K-2 to K-6 and K-8 is updated at least every two years.

K-20. Distribution: The cash contribution in lieu of land dedication imposed by this Paragraph K shall be collected and held by the benefiting district to be used for the purposes set forth in this Paragraph

As a condition of distribution of these land dedications and/or cash contributions in lieu of land dedications, the Village shall require that the school district, library district, park district or fire/rescue provider benefiting from such land dedications and/or cash contributions conduct a needs assessment and adopt a plan for acquisition of land and capital facilities needed to accommodate growth.

K-21. Needs Assessment; Land and Capital Facilities Acquisition Plan:

- a. A needs assessment shall contain the following information for each district (school, library, fire/rescue provider and park):
  - i. A description of the nature and location of existing park, library, fire/rescue and school lands and existing park, school, library, fire/rescue facility and capital facilities within each district.
  - ii. An identification of the capacity of each school building, fire/rescue facility, library facility or park site within the particular district and of the number of students then enrolled in each school building.
  - iii. A projection of the character and location of new development that is expected to occur within each district or Village during the succeeding 10-year period. The district or Village may obtain the information necessary to make this projection from sources such as but not limited to: municipalities, other units of government, agencies and consultants.
  - iv. An identification of the amount of lands that will be necessary within the school district and Village in order to accommodate

the demands of such projected new development, and an estimate of the public grounds acquisition costs that will be incurred or have been incurred by each district in acquiring such lands.

- v. A general description of each classification of capital facilities (including construction, expansion or enhancement of any public facilities and the land improvement, design, engineering and professional costs related thereto) that will be necessary within each district in order to provide adequate capacity for the projected new development, and an estimate of the capital facilities costs that will be incurred by each district in constructing such capital facilities.
- b. Based upon the needs assessment, the school district, fire/rescue district or library district shall provide the Village an acquisition plan for lands and capital facilities. This acquisition plan shall:
- i. Project for a planning period of at least five years, the need for lands and capital facilities within the district or Village;
  - ii. Set forth a schedule for the acquisition of such lands and facilities to meet the projected need (which schedule may be conditioned upon the availability of financing);
  - iii. Indicate the size and general location of the needed lands and facilities;
  - iv. Identify the estimated or incurred costs of acquiring such needed lands and facilities;
  - v. Set forth the anticipated funding sources for the acquisition of such needed lands and facilities;
  - vi. Determine the feasibility of acquiring the needed land and facilities based upon the district's current financial condition;
  - vii. Determine the feasibility of acquiring the needed land and facilities based upon the district's or Village's estimate of the revenues (including, without limitation, cash in lieu of land dedication required by this Paragraph K pursuant to the plan.
  - viii. The impact on property taxes in the Village assuming the plan is implemented.
- c. If the Village deems it necessary, it may require an updated needs assessment and plan for acquisition of land and capital facilities from the district annually. The failure to require said assessment update shall not invalidate the requirements of this Paragraph.

K-22. Time of Payment: All land dedications and cash contributions imposed by this Paragraph K shall be due and payable upon final plat approval. However, the Village may agree that the payment of the cash contributions may be made at the time of building permit issuance in consideration of which the subdivider or developer shall execute an agreement, which is Exhibit B to this Paragraph K agreeing that the cash contributions payable will be adjusted in accordance with the requirements herein and further agreeing that the cash contributions may be expended for the purposes described in Exhibit B. Such agreement to delay the payment of impact fees shall be recorded as an encumbrance on the title of the property and shall be included in the subdivision covenants for said property. In calculating the fee at the time of platting, the Village will assume the maximum density permitted under the zoning classification approved pursuant to the table attached as Exhibit C. For example, if the subdivision in question is zoned single family, the Village will assume for purposes of calculating fees payable, pursuant to this Paragraph K, that all houses will have four or more bedrooms. The benefiting district will then hold sufficient funds pending issuance of the building permit. The Village will direct the benefiting district to refund any overpayments resulting from the fact that houses with less than four bedrooms are constructed. Refunds shall be made at time of issuance of the building permit.

For any lot which received final plat approval prior to the enactment of this Chapter, and which remains vacant at the time this Paragraph K is enacted, then all dedications and fees imposed by this Paragraph K shall be due and payable at the time a building permit is issued.

The Village may agree that payment of fees be made at the time of building permit issuance in consideration of which the subdivider or developer shall execute the agreement, which is Exhibit B of this Paragraph K, agreeing that the fees payable will be adjusted in accordance with the requirements of this Paragraph K and further agreeing that the fees may be expended for the purposes described in said Exhibit B. In the event the Village agrees to delay the payment of the fees required under this Paragraph K to the time of building permit issuance, the Village shall notify the benefiting district, the cash contributions owed shall be based upon this Paragraph K or as provided in such future amendments hereto, which are in effect at the time the building permit is issued.

K-23. Miscellaneous: In calculating any cash contributions in lieu of land dedication payable at time of issuance of building permit as provided in Subparagraph K-22 herein, the Village shall use the fair market value as set forth in Subparagraph K-6 or any amendment thereto and in effect at the time of the contribution and building permit issuance.

The Village recognizes the fact that developments may differ in their impact upon a community. Consequently, the Village reserves the right to negotiate dedications that are different from those contained in this Paragraph K when annexing property to the Village pursuant to an annexation agreement.

Previously approved final plats of subdivision shall be subject to all fees and dedications required by this Paragraph K. The required fees shall be paid to the benefiting district and required dedications conveyed to the Village by the applicant prior to the issuance of a building permit."

SECTION 2: Any provision or regulation in conflict with any regulation contained in this Impact Fee Ordinance shall be and is hereby repealed insofar as it is in conflict with that

section.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective. If any provision of this Ordinance or the application thereof to any person or circumstances is declared unconstitutional or invalid by a court of competent jurisdiction, such partial invalidity shall not affect the other provisions or applications of this Ordinance, the invalid provision shall be deemed stricken from this Ordinance as if it were not a part hereof, ab initio, and the remainder of this Ordinance shall continue in full force and effect.

SECTION 4: The Corporate Authorities declare that it is their collective intent that each of the provisions in this Ordinance is intended to amend the text of the Barrington Village Code by the addition of new provisions and there is no intent to delete or repeal any provisions now in the text of the Barrington Village Code. Accordingly, if the designation of any new provision added to the Barrington Village Code by the terms of this Ordinance is the same as the designation of any existing provision of the Barrington Village Code, then such new designation by an existing provision's number or letter ("misdesignation") shall be deemed to be a scrivener's error only and shall not be deemed to amend or repeal in any way any such existing provision of the Barrington Village Code so that with the existing provision and the new provisions adopted in this Ordinance shall both be and remain in full force and effect. In the event of any such misdesignation, the newly adopted provision(s) in this Ordinance shall be deemed to be designated by the next consecutive and appropriate number and/or letter.

SECTION 5: This Impact Fee Ordinance shall take effect and be in full force and effect immediately on and after the expiration of ten (10) days after the date of filing of the notice of the adoption hereof with the respective recorders of Cook and Lake Counties, Illinois, subsequent to passage, approval and publication all as provided by law.

SECTION 6: The Village of Barrington resolution entitled "RESOLUTION ESTABLISHING POLICY TO PROVIDE IMPACT FEES IN ANNEXATION MADE PURSUANT TO ANNEXATION AGREEMENTS" designated as its Resolution No. 03-2810 and passed on or about 24<sup>th</sup> day February 2003, be and is hereby repealed and all of the terms and provisions thereof declared null and void and of no further fore effect whatsoever.

SECTION 7: The Village Clerk is directed to immediately publish this Ordinance in pamphlet form.

PASSED THIS 13<sup>th</sup> DAY OF September, 2004 BY ROLL CALL VOTE AS

FOLLOWS:

AYES: Justin Lisch, Schuyler, Roseman, Gayles, Hunt  
and Salunga

NAYS: None

ABSENT: None

ABSTAIN: None

RECUSED: None

APPROVED THIS 13<sup>th</sup> DAY OF September, 2004

Marshall S. Reagle

Marshall S. Reagle  
Village President

ATTESTED AND FILED THIS 15<sup>th</sup>  
DAY OF September, 2004.

D. K. P.

Ron M. Koppelman, Village Clerk

PUBLISHED IN PAMPHLET FORM THE 14<sup>th</sup> DAY OF September, 2004.

Comp Plan Amendment (Impact Fees)



**EXHIBIT A**

**AGREEMENT REGARDING THE RECEIPT  
OF DEVELOPER SUBDIVISION CONTRIBUTIONS  
AND INDEMNIFICATION AGREEMENT**

**WHEREAS**, the Village of Barrington, Cook and Lake Counties, Illinois, on behalf of itself, its officers, employees and independent contractors (the "Village"), through its ordinances or through the provisions of its annexation agreements has required that developers make contributions to the Village, that the Village, in turn, may make available for other government bodies that are affected by the subdivision improvements; and

**WHEREAS**, such contributions may be in land or in money and, when transferred or paid over to those government bodies, inure to the benefit of those government bodies and not entirely to the direct benefit of the Village; and

**WHEREAS**, from time to time within the Village, and within other municipalities, disputes have arisen regarding the validity and amount of such contributions; and

**WHEREAS**, the Village is willing, at its discretion, to continue seeking the contribution of land or money but wishes to procure a commitment from other government bodies benefited by the receipt of such contributions that those government bodies will (a) acknowledge that the requirement that such subdivision contributions be made are totally within the discretion of the Village as to their existence, manner and amount; (b) pay the cost of defending any lawsuit that is filed challenging the appropriate amount of the contributions, the time at which they are to be made or any other aspect of the contributions; and (c) comply with the terms of a final and nonappealable judicial determination by a court of competent jurisdiction rendered in connection with the lawsuit; and

**WHEREAS**, the Village is willing, in its discretion, to require contributions only to other government bodies that execute this Agreement;

**NOW, THEREFORE, IT IS AGREED** between the Village on behalf of itself and its officers, employees, and independent contractors, and \_\_\_\_\_, a government body within the State of Illinois (the "Benefiting Government"), and in consideration for requiring the payment of money or the transfer of the land to the Benefiting Government, which the Village from time to time may within its discretion cause to be made by developers that are subdividing property, the Benefiting Government does agree, as follows:

1. The Benefiting Government acknowledges that, except as otherwise provided in the Village's ordinances and/or annexation agreements, the Village is not obligated to cause the payment of money or the transfer of land to the Benefiting Government. The Benefiting Government recognizes that the Village may, at its sole discretion, amend its ordinances or annexation agreements or its practices to discontinue the payment of subdivision contributions to the Benefiting Government.

2. Legal Representation and Costs:

- A. In the event a lawsuit is filed against the Village, the Benefiting Government, and/or others by a developer that is subdividing property or any other person, corporation or entity that challenges the appropriateness, amount, timing or any other aspect of a subdivision contribution that, pursuant to the terms of the Village's ordinances or annexation agreements, has been paid or is due to the Benefiting Government, then the Benefiting Government does agree to pay the costs and litigation expenses (including reasonable attorneys' fees) incurred by the Village in defending such lawsuit. The costs and expenses shall be paid by the Benefiting Government when and as incurred by the Village but in no event more than once a month. As a condition precedent to the payment of these costs and expenses, the Village shall submit to the Benefiting Government copies of the original statements reflecting the costs and expenses, together with the supporting documentation that may be reasonably requested by the Benefiting Government.
- B. The Village covenants and agrees that it shall employ competent and skilled legal counsel to represent the Benefiting Government and the Village, and further covenants and agrees that it shall keep the Benefiting Government fully advised as to the progress and status of the litigation. In particular, the Village shall provide to the Benefiting Government copies of all pleadings filed in the litigation and shall consult regularly (and shall cause its attorneys to consult regularly) with the Benefiting Government or its attorneys, as applicable, as to the strategy for defending the lawsuit. In no event may such litigation be compromised or settled by the Village without at least 30 days' prior written notice to the Benefiting Government.
- C. In the event that the Benefiting Government decides that it would prefer to be represented in the litigation by legal counsel of its own choosing, then the Benefiting Government shall be free to retain its own legal counsel for that purpose, and to intervene in the litigation. In the event the Benefiting Government shall intervene in the litigation and to ask the Village to terminate its representation of the Benefiting Government under this Agreement. The Benefiting Government shall notify the Village, in writing, to that effect. In that event, this Agreement shall remain in full force and effect regarding all other provisions of this Agreement, and the Benefiting Government shall remain liable to the Village for all sums that have accrued under this Agreement up until the date such written notice is received and for all sums that remain due and owing from the Benefiting Government to the Village relating to the defense of any lawsuit under the terms of this Agreement.

3. The Benefiting Government shall further indemnify and hold harmless the Village from any and all liability arising from Section VIII of the Subdivision Code of the Village, including but not limited to, the general administration and handling of funds required by the Village and the Benefiting Government.

4. In the event that a final and nonappealable judicial determination is made by a court of competent jurisdiction that contributions of land or money received by the Benefiting Government are, in whole or in part, excessive, the Benefiting Government shall promptly repay those contributions to the person who procures such a judgment, together with all other amounts judged by the court to be owing from the Benefiting Government. In the event that a judicial determination should require the payment of damages or for the attorneys' fees of the plaintiff's attorneys, the Benefiting Government shall pay all additional amounts.

5. In further consideration of the required impact fee by the Village for the Benefiting Government of the subject contributions of land or money, the Benefiting Government agrees that its obligations under this Agreement shall extend to both past and future cash and land contributions.

6. On or before June 1st of each year, every Benefiting Government under this Agreement shall submit a report to the Village describing the manner in which the payments have been used and provide any additional information the Village may require. When this Agreement provides that money turned over to Benefiting Government is to be used for a specific purpose or within a specific time period, the report shall address those issues. If the Benefiting Government should fail to file such a report with the Village, the Village may delay the payment of any additional funds due the Benefiting Government until such time as a full report containing adequate information is transmitted to the Village. The Benefiting Government understands that it will be asked to execute an indemnity agreement; similar to this Agreement, on an annual basis and that the Village shall not require the payment of any additional funds due to the Benefiting Government until such time as the Village is in receipt of such annually executed indemnity agreement.

7. This Agreement shall be terminated by either party for any reason or no reason at all upon 30 days' prior written notice to the other party evidencing the intention to so terminate this Agreement. But the termination of this Agreement shall not affect the continuing obligation of the Benefiting Government or the Village with regard to claims or damages allegedly arising out of the Village's efforts prior to termination to impose, collect or distribute contributions, or to the actual distribution of subdivision contributions.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2004.

Village of Barrington

Benefiting Government:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Title: \_\_\_\_\_

(SEAL)

(SEAL)

ATTEST:

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_

Village Clerk

Secretary

**EXHIBIT B**  
**AGREEMENT BETWEEN DEVELOPER AND VILLAGE OF BARRINGTON TO DELAY**  
**PAYMENT OF CASH CONTRIBUTIONS**

The Village of Barrington, an Illinois municipal corporation (the "Village") and \_\_\_\_\_, ("Developer") agree as follows. For purposes of this Agreement, "Developer" is defined as the individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having a proprietary interest of record in the subject property, except that in the case of a trust the Developer shall be deemed to include the beneficiary or beneficiaries and the trustee thereof. The term "Developer" also includes the Developer's authorized agent or any person authorized by such Developer to apply for Village approval in connection with a final plat of subdivision, building permit, or other improvement or development upon real property.

The Village has approved a final plat of subdivision or a final plat of a planned development at the request of Developer for the real estate legally described in Exhibit 1 attached hereto and made a part hereof (the "Land"). Accordingly, pursuant to the Village's Subdivision Regulations, certain cash contributions in lieu of dedications for library, fire/rescue, park and recreation, and school lands are immediately due to a government body within the State of Illinois (the "Benefiting Government") from the Developer.

1. Developer has, however, requested that the payment of the aforesaid cash contributions be delayed and that the same become due and payable on a per dwelling unit basis at the time the Village issues a building permit for the particular dwelling unit.

2. In consideration for the Village agreeing to delay the required payment to the Benefiting Government of the cash contributions, Developer hereby agrees as follows:

a. The amount of cash contributions owed shall be calculated based upon the Village of Barrington Subdivision Regulations, As Amended, or as provided for in such other future ordinance amending or replacing said Subdivision Regulations which are in effect at the time of the issuance of a building permit; and

b. Notwithstanding any present or future law, regulation and/or legal precedent to the contrary, the unit of local government or Benefiting Government that is the ultimate recipient of the subject cash contributions may expend such contributions for any of the following purposes intended to serve immediate or future needs of the residents and children of the Developer's subdivision or planned development: (1) for the acquisition of land; (2) for site improvements such as, by way of example, streets, curbs, gutters, stormwater control, and utility extensions; (3) for construction of capital facilities, including, by way of example, new buildings and structures, and the expansion or enhancement of existing buildings and structures; (4) for the acquisition of capital equipment which would qualify as a depreciable property under Internal Revenue Service regulations; and (5) for so-called soft costs directly related to the foregoing items (2) or (3) such as architectural and engineering costs.

3. Developer has reviewed Section VIII of the Subdivision Regulations regarding the dedication of school sites or cash contributions in lieu thereof, as well as all of the methodology, formulae, calculations, projections, assumptions, numbers and other factors used to arrive at the land dedication requirements or cash contributions in lieu thereof that are the subject of this Agreement (hereinafter referred to as the "Ordinance and Attendant Calculations") and hereby acknowledges and agrees that:
- (a) Pursuant to the terms of the Impact Fee Ordinance, Developer has been offered the opportunity to raise in a hearing before the Village, any objections relating to acreage requirements, presumptions as to fair market value, the Table of Estimated Ultimate Population Per Dwelling Unit, or any other application of the Impact Fee Ordinance; Developer has not raised such objections; Developer has thereby waived the right to assert those objections.
  - (b) Developer hereby waives any future right to object to or to institute any legal action regarding the Impact Fee Ordinance and Attendant Calculations.
  - (c) Developer hereby acknowledges that the Impact Fee Ordinance and Attendant Calculations have been properly passed, calculated and imposed.
4. This Agreement constitutes a covenant that is appurtenant to and runs with the Land. Either this Agreement or a memorandum thereof may be recorded against legal title to the Land by either party hereto; provided, however, it shall be a condition of the Village's issuance of the first building permit for a dwelling unit on the Land that Developer shall provide satisfactory evidence to the Village that this Agreement or a memorandum thereof has been recorded against legal title to the Land.
5. Developer represents and warrants to the Village that it is the sole holder of record fee title to the Land.

IN WITNESS WHEREOF, the Village and the Developer have caused this Agreement to be duly authorized, executed and entered into as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Owner

ATTEST:  
  
\_\_\_\_\_

\_\_\_\_\_  
Village Clerk

## EXHIBIT C

TABLE OF ESTIMATED ULTIMATE SCHOOL POPULATION PER DWELLING UNIT							Adults 18 years +	Total per Dwelling Unit
Type of unit	Preschool 0-4 years	Elementary Grades K-5 5-10 years	Children per Unit			High School Grades 9-12 14-17 years		
				Middle Grades 6-8 11-13 years	Total Grades K-8 5-13 years			
Detached Single-Family:								
2 bedroom	0.113	0.136		0.048	0.184	0.020	1.700	2.017
3-bedroom	0.292	0.369		0.173	0.542	0.184	1.881	2.899
4 or more bedrooms	0.418	0.530		0.298	0.828	0.360	2.158	3.764
Attached Single-Family:								
1-bedroom	0.000	0.000		0.000	0.000	0.000	1.193	1.193
2-bedroom	0.064	0.088		0.048	0.136	0.038	1.752	1.990
3-bedroom	0.212	0.234		0.058	0.292	0.059	1.829	2.392
4-bedroom	0.323	0.322		0.154	0.476	0.173	2.173	3.145
Apartments:								
Efficiency	0.000	0.000		0.000	0.000	0.000	1.294	1.294
1-bedroom	0.000	0.002		0.001	0.003	0.001	1.754	1.758
2-bedroom	0.047	0.086		0.042	0.128	0.046	1.693	1.914
3-bedroom	0.052	0.234		0.123	0.357	0.118	2.526	3.053

Source: Illinois School Consulting Service/Associated Municipal Consultants, Inc., as modified for BACOG, 11/02

EXHIBIT D

Letters of Documentation



**Barrington Area Library**

505 N. Northwest Highway  
Barrington, IL 60010-3399

847/382-1300 • TTY 382-1301 • FAX 382-1261  
[www.barringtonarealibrary.org](http://www.barringtonarealibrary.org)

November 6, 2002

Ms. Janet L. Agnoletti  
Executive Director  
BACOG  
218 West Main Street  
Barrington, IL 60010

Dear Janet:

The Barrington Public Library District has examined its needs for land to construct additional library facilities to provide new residents with library service and has found the following:

A. 2.5 acres per 10,000 persons is required. The library currently serves 42,127 people from 9.11 acres, and it is now attempting to acquire additional property to meet current and future needs. In addition, a branch library in another location will be required when district population reaches 50,000.

B. Based on real estate research done by other districts in the BACOG area, the cost of land and additional costs to acquire property adjacent to the library district's current property is estimated to be \$350,000 per acre.

Thank you.

Sincerely yours,

Barbara L. Sugden  
Executive Director





*Inspiring all learners to  
achieve excellence*

**Barrington Community  
Unit School District 220**

**BARRINGTON HIGH SCHOOL**

**BARRINGTON MIDDLE SCHOOLS**

Prairie Campus

Station Campus

**ELEMENTARY SCHOOLS**

Countryside

Grove Avenue

Hough Street

Arnett C. Lines

North Barrington

Barbara B. Rose

Roslyn Road

Sunny Hill

Woodland

Patricia Siegel  
*Assistant Superintendent  
for Business*

Administrative Center  
310 E. James Street  
Barrington, Illinois

60010-6337

847-381-6300

FAX 847-381-6337

PSiegel@cusd220.lake.k12.il.us

October 30, 2002

Loretta Peterson  
Administrative Assistant  
Barrington Area Council of  
Governments  
218 West Main Street  
Barrington, IL 60010

Dear Loretta:

Below are what we feel are necessary capacities for additional schools  
should they be needed to accommodate new growth:

**Elementary Capacity**

<u>Enrollment</u>	<u>Sq. Feet</u>	<u>Acreage</u>
500	66,000	15

**Middle School Capacity**

<u>Enrollment</u>	<u>Sq. Feet</u>	<u>Acreage</u>
800	150,000	25

**High School Capacity**

We do not feel that building a second High School would be sound. Our intent with additional high school enrollment would be to build an annex to the existing High School that is centrally located adjacent to downtown Barrington. This would allow us to use our existing facilities for those areas of specialized instruction. Our current capacities are as follows:

<u>Enrollment</u>	<u>Sq. Feet</u>	<u>Acreage</u>
2,500	530,000	72



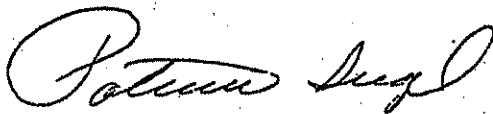
Loretta Peterson  
October 30, 2002  
Page Two

Based on these current figures, for 500 additional students, we would require an additional 15 acres located adjacent to our current property.

#### **Cost Per Acre**

After extensive analysis of property sales throughout the district in the past two years, we feel that an appropriate value for improved land would be \$196,000 for land suitable for an elementary or middle school. Vacant property adjacent to the high school has sold recently for \$198,000. If we were to condemn residential property in the area, we would have to pay an excess of \$1 million an acre. Because there is very little available near the high school and because of the disparity in values, we feel \$500,000 would be appropriate for high school acquisition costs.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Patricia Siegel', written in dark ink.

Patricia Siegel  
Assistant Superintendent for Business

PS:jv





# Barrington Fire Department

JAMES E. ARIE, FIRE CHIEF  
400 NORTH NORTHWEST HIGHWAY, BARRINGTON, ILLINOIS 60010  
847/304-3600 FAX 847/381-1889  
FireEMS@barrington.il.us

July 27, 2004

Ms. Janet L. Agnoletti  
Executive Director  
Barrington Area Council of Governments  
218 W. Main St.  
Barrington, Illinois 60010

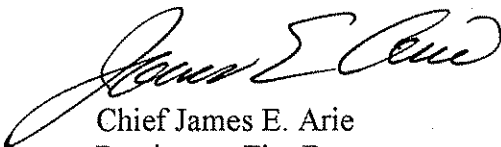
Re: **BACOG Impact Fees**

Dear Ms. Agnoletti:

We have examined our needs for land to construct a new FIRE/EMS facility to service new residents and find:

- A. We require 3 acres maximum per 10,000 persons in the designated area;
- B. The cost of the land is \$500,00 per acre in the immediate area where we are planning to locate another fire station; and
- C. Construction cost for a new facility is expected to be \$1,300,000.

Sincerely,



Chief James E. Arie  
Barrington Fire Department







# Barrington PARK DISTRICT

235 LIONS DRIVE  
BARRINGTON, ILLINOIS 60010

PHONE: (847) 381-0687  
FAX: (847) 381-8794

August 14, 2002

**Commissioners**

NANCY L. FREESE  
CHRISTINE H. GARRY  
GAIL A. HOWARD  
BILL KNAPIK  
STEVEN L. WELCH

**Secretary - Treasurer**  
ROBERT G. SCULE

**Attorney**  
JOHN M. SULLIVAN

**Director of Parks  
and Recreation**  
TERESA A. JENNINGS

Ms. Janet Agnoletti  
Executive Director  
Barrington Area Council of Governments  
218 W. Main Street  
Barrington, Illinois 60010

Dear Ms. Agnoletti:

The current standards put forth by the National Parks and Recreation Association and the Illinois Association of Park Districts states that a community should provide 10 acres of park land per 1,000 residents. With the recent purchase of the Jewel Tea Property, the Barrington Park District total acreage grew to 203 acres. The Barrington Park District's current population is listed as 10,000. This would have the park district at 20.3 acres per 1,000 residents. While this statistic is twice the national standard several circumstances need to be taken into consideration.

The first circumstance is that while the population of the Barrington Park is 10,000, the number on persons using the park districts lands and services is much larger. Many of the surrounding communities- North Barrington, Lake Barrington, Barrington Hills, South Barrington, Tower Lakes and Inverness take advantage of our services and use our facilities. Good portions of these users are youth who participate in youth sports through BASA, Barrington Youth Baseball, Barrington Swim Club, Barrington Youth Football and most recently Lacrosse. Also our AM/PM childcare program - KEEP services many out of district residents since these children are attending District 220 schools.

The second circumstance to consider is that a good portion of the 203 acres of land is unable to be developed into useable space because of its natural conditions. Ron Beese Park is 80 acres, but 40 acres of that is designated as Illinois Nature Preserve. A large portion of Miller and Columbus Parks are peat bogs and thus unusable. The most recent addition, the Jewel Tea Property, has close to 15 acres of wetlands that will to be mitigated before development into passive park lands can occur. It is estimated that 75 acres of the total 203 acres owned by the park district cannot be developed to meet our growing needs.

Last spring, we researched the possibility of purchasing additional land to meet the ever-increasing demand by the area youth sports organizations on our current facilities. The size of the parcels of land the Park District would need to purchase to be able to add additional athletic fields was between 7 and 20 acres. The results of that research is listed below




<u>Location</u>	<u>Size</u>	<u>Price</u>	<u>Price/Acre</u>	<u>Playing Fields</u>
Grove Avenue/Post Office Borders on Ron Beese Park And Park Barrington	7.2 Acres	\$1.1 million	\$152,000	2
Kelsey Road & Route 22 The Corner portion (4 acres) could be develop into Strip Mall	16.7 Acres	\$2.5 million	\$149,700	4 to 5
Pepper Industrial Park Near the diving pond	10 Acres	\$1.9 million	\$190,000	3
Oak Knoll/Paganicia Rd Just east of Barrington Hills Country Club	20 Acres	unknown	unknown	8

In our meeting I stated that I felt that the price per acre of land is around \$110,000. As you can see based on the above information, the asking price for land in the Barrington area that the Park District could use to meet its needs is higher. The price per acre for the Jewel Tea Property that the Park District purchased in May was \$118,200. The cost to redevelop that property into useable park land combined with the purchase price will be closer to \$200,000 per acre.

I hope this information will help BACOG in its efforts dealing the Impact Fees. The Barrington Park District is unique in the fact that while our population base is 10,000, we feel the impact of development in the surrounding communities. New residents of these communities seem to come to the Barrington Park District for their recreational activities and services since their park districts or villages do not provide it for them.

If you have any further questions, or need additional information, please contact me at 847-514-0065.

Sincerely,



Patrick McCord, CPRP  
Superintendent of Parks



LAW OFFICES  
**ZUKOWSKI, ROGERS, FLOOD & McARDLE**

50 VIRGINIA STREET  
CRYSTAL LAKE, ILLINOIS 60014

(815) 459-2050  
FAX (815) 459-9057

CHICAGO OFFICE  
45TH FLOOR  
ONE NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
(312) 377-4450  
FAX: (312) 332-1901

RICHARD G. FLOOD

May 26, 2004

President and Board of Trustees  
Village of Barrington  
200 South Hough Street  
Barrington, Illinois 60010-4399

**RE: Village of Barrington Impact Fee Ordinance**

Dear President and Board of Trustees:

On behalf of the Barrington Park District Commissioners we are writing to you regarding the Village of Barrington's Impact Fee Ordinance (*Ordinance No. 03-3094, An Ordinance Amending the Official Comprehensive Plan of the Village of Barrington (RE: Amendments to the Barrington Subdivision Regulations Relative to the Dedication of School Sites, Park Lands, and Library Lands, or Payment of Cash Contributions in Lieu Thereof and Fire/Rescue/EMS Capital Facilities Contributions)*). The Park District would like the Village to increase the fair market value for park property used in Section K-6(a)(iii) of that Ordinance and to moderately amend the language governing the location of park sites of Section K-3(c). Our firm worked closely with BACOG to draft a legally defensible model impact fee ordinance, and it is that model that served as the basis for your Village's ordinance. It is our opinion that the Park District's proposed amendments are justified from a policy perspective and are legally defensible.

**The Fair Market Value Used for Park Sites Should be Comparable to that Used for School Sites**

As you are aware, impact fees are intended to ensure that at least a portion of the costs imposed upon the Village by a new development is paid for by that same development. One such cost created by new residential development in the Village is the need for increased park district land. After your impact fee ordinance was passed last fall, the material provided by BACOG to the Village Board included extensive appraisal information that confirmed the Village's own calculation of a reasonable fair market value figure to be used whenever a developer was asked to pay cash in lieu of a land donation to the Village. That figure represents the price that it would cost the Village or a benefiting government such as the Park District to acquire land to accommodate the growth imposed by the new development. While Illinois law requires that you impose on



a developer only those eligible costs that are "specifically and uniquely" attributable to the development, there is no legal prohibition that requires the Village to impose only a mere percentage of those costs. If the costs of land acquisition for the Park District are, in fact, 100% of the fair market value used to calculate costs for the school district, then that figure may be used.

However, the Village's ordinance applied a fair market value calculation for parks that is only 60% of the total fair market value used for elementary or junior high school sites. As a practical matter, this fractional figure does not reflect what the Barrington Park District would have to pay to acquire land suitable for its park needs. Rather, because almost all of the Village of Barrington is fully built out and very little land remains available for acquisition within the Village boundaries, any land that would be acquired by the Park District would have to be bought at the full fair market value rate and might then need to be redeveloped for park use. We are not aware of any land that the Park District could acquire for active park use at a 60% discount off fair market value rates.

The \$196,000 per acre fair market value figure that the Village used in your Ordinance was confirmed by the appraiser's report identifying a typical unit value cost per acre for the BACOG area of \$200,000. That same report indicated that land near the high school might command a fair market value of as much as \$1,650,000, while land near the library might sell for as much as \$500,000. Any land that the Park District might need to acquire to accommodate any increased population demands on its resources is unlikely to sell at a price anywhere near 60% of \$196,000.

The likelihood that the Park District could obtain any land at such a significant discount is further decreased when accounting for the Park District's need to acquire active and developable space rather than passive, open land or wet land space. The Village's Comprehensive Plan places considerable emphasis on the need for open space and bike paths in any future development plans. However, the plan does not include many specific references to the future active park and recreational needs of the Village apart from a stated objective of encouraging the joint use of public facilities such as school and parks wherever possible (Chapter 2, page 5, Section C.2) and the goal of establishing a neighborhood play lot in Neighborhood 4 east of the high school (Chapter Ten, page 32). In order to meet either of these goals, the more reasonable fair market value figures to look at would be either for elementary and middle school land costs or at the extremely high land costs near the high school.

Equally significantly, the Park District Board of Commissioners, the Park District staff and members of the community through public forums designed to facilitate long-range planning for the Park District have long identified the need for additional active park space to meet the needs of the community. These discussions have included the need not only for open space and park facilities, but also the need for indoor recreational space to provide better year-round programming and to expand the services that the community would like to receive.





In order to meet these stated policy goals and to acquire any additional land necessitated by growth in the community, any future park development beyond what is currently underway at the Jewel Park site is certain to be for active park use. Because active park sites may include buildings, active fields and playgrounds, they require buildable land and a full complement of improvements no different from those that would be necessitated for a school site. Accordingly, any future site the Park District acquires in response to growth in the community will almost certainly be acquired at a price consistent with prevailing market rates for developable land within the Village's boundaries. Any impact fee ordinance that gives the Park District only 60% of those rates shifts the balance of the costs of acquiring the necessary land from a new development back on to the Barrington taxpayers.

Although the Barrington Park District serves the greater BACOG region with a population of about 30,000, its taxing district is largely contiguous with the Village of Barrington's boundaries and about 10,000 people. As noted in the Village's Comprehensive Plan (Chapter 4, page 10), the Village residents subsidize park-land that is used by a much wider population. While this is a systemic problem that cannot be addressed through the use of impact fees, it does make it even more pressing for the Park District to collect as much impact fees as are legally permissible to avoid shifting an even greater burden onto existing Barrington taxpayers.

#### **The Location of Park Sites Should Reflect Park District Long Term Plans**

In Section K-4(c) of the Village's Impact Fee Ordinance, the park and recreation plans as adopted by the Village's Comprehensive Plan are to be used as a guideline for locating sites. However, the Village's Comprehensive Plan does not actually contain detailed guidelines about future park sites apart from the few references mentioned above. In contrast, the Park District Board and staff have spent years assessing the needs of the community and establishing long-term plans and objectives for future park growth including any needed to meet future population growth. We would, therefore, like to suggest that Section K-4(c) of the Ordinance be amended to refer additionally to the Park District's planning process as follows:

Location: The Park District's plans and objectives shall be the primary determinant for the location of park sites and, whenever reasonably possible, these plans and objectives should take into account the guidelines ~~park and recreation plans as adopted by~~ in the Village's Comprehensive Plan. ~~shall be used as a guideline in locating sites.~~ When reasonably possible, aA central location that will serve equally the entire development or a location that is adjacent to existing park and recreational land is most desirable. In large developments, these sites ~~can~~ may be located throughout the development according to established standards for park area distances.



ZUKOWSKI, ROGERS, FLOOD & MCARDLE  
President and Board of Trustees  
May 26, 2004  
Page 4

We urge the Village Board to grant the Park District's request to modify the Village of Barrington's Impact Fee Ordinance so that the Park District may collect impact fees from developers based on 100% of the fair market value of land and so that the Park District may establish new sites in a manner consistent with the Park District's long-term planning process.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard G. Flood", written over a horizontal line.

Richard G. Flood

RGF:mjn

cc: Denise Pieroni, Director of Administrative Services, Village of Barrington  
Janet L. Agnoletti, Executive Director, Barrington Area Council of Governments  
Teresa A. Jennings, Executive Director, Barrington Park District  
John Sullivan, Attorney for Barrington Park District  
Sue Jantorni, Attorney for Barrington Park District  
Ruth A. Schlossberg, Attorney for Barrington Area Council of Governments

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**NOTICE  
OF ADOPTION OF AMENDMENTS TO  
VILLAGE OF BARRINGTON COMPREHENSIVE PLAN**

Pursuant to Chapter 65 ILCS 5/11-12-7, notice is hereby given that the Village of Barrington duly adopted Ordinance 2004-\_\_\_\_\_ (a certified copy of which is attached hereto) amending the Official Comprehensive Plan of said Village, on the \_\_\_\_\_ day of \_\_\_\_\_, 2004.

DATED: \_\_\_\_\_, 2004

\_\_\_\_\_  
Village Clerk  
of the Village of Barrington

**CERTIFICATION**

I, \_\_\_\_\_, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Barrington, Cook and Lake Counties, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Barrington.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Barrington, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2004, the foregoing Ordinance entitled ***An Ordinance Amending the Official Comprehensive Plan of the Village of Barrington (Re: Amendments to the Barrington Subdivision Regulations Relative to the Dedication of School Sites, Park Lands and Library Lands, or Payment of Cash Contributions in Lieu Thereof, and Fire/Rescue Capital Facilities Contributions*** was duly passed by the President and Board of Trustees of the Village of Barrington.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Barrington this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

